

ABSOLUTE FARM AUCTION

SATURDAY, OCTOBER 19TH – 10:00 AM

1291 JARRELL RD. - MANCHESTER, TN.



Selling in 1 tract.

Come bid and buy at your price this awesome farm that offers it all! You can row crop, run cattle, and in your off time it offers some great hunting! This property comes with a nice 3 bedroom farm house with HVAC and hardwood floors, barn, big spring fed pond, city water, cabin, over a mile of road frontage on Jarrell Rd. & Summitville Rd., and majestic views from the top of Flat Mountain! We will be selling property based on taxed assessed acres by the Coffee County Property Assessors Office of approx. 197.75 acres.

Realtor Incentive: Realtors showing property, registering buyer and achieving winning bid on day of sale will receive 1% selling bonus. Call office for details.

Directions: From Manchester, take Hwy 55 towards McMinnville. Turn left onto Smith Rd (right beside David Bryan Stock Barn). Follow Smith Rd to turn left onto Shady Grove Rd, turn right onto Jarrell Rd. Property on the left, watch for the auction signs.

Terms: 15% earnest money along with a signed contract day of the sale, balance within 30 days. Property sold "As Is".

*Sale day announcements take precedence over written material. Sale: rain or shine**

Homes built prior to 1978 could have Lead-Based Paint. This Ad serves as 10 Day notice to have an assessment, if desired

Auctioneers Note: The Jarrell family is offering this gorgeous farm that their family has had the pleasure to own for approx. 100 years! Never been offered before for sale. Come prepared to purchase this one of a kind farm at public auction!

Please note: Shawn C. Trail Atty will be closing attorney for both buyer and seller.

309 S. Jackson Street
Tullahoma, TN 37388
931-455-0555
800-489-0555



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Joe Orr
& Associates

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Listing Agent/Auctioneer:
Brian (BB) Brown: License #4637

Auctioneers:
Brian (BB) Brown: License #4637
Charles Miller: License #0645
Joe Orr: License #2554